

**STATE PUBLIC WORKS BOARD**

915 L Street, Ninth Floor  
Sacramento, CA 95814-3701  
(916) 445-9694

**STATE PUBLIC WORKS BOARD**

August 21 1998

**MINUTES****PRESENT:**

Robin Dezember, Chief Deputy Director, Department of Finance  
Steve Olsen, Director, Department of General Services  
Don Maddy, State Treasurer's Office  
Rick Chivaro, State Controller's Office

**ABSENT:**

Department of Transportation

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member Joe Baca  
Assembly Member Diane Martinez  
Assembly Member Kevin Shelley  
Senator Quentin L. Kopp  
Senator Leroy F. Greene  
Senator Richard G. Polanco

**STAFF PRESENT:**

James E. Tilton, Administrative Secretary, State Public Works Board  
Peggy Palmertree, Executive Secretary, State Public Works Board

**OTHERS PRESENT:**

John Schwander, Department of Corrections  
Mike Miller, Department of Corrections  
Irene Anderson, Department of General Services

**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order by Mr. Robin Dezember, Chairperson, Chief Deputy Director, Department of Finance at 3:35 p.m. Mr. James Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

### **APPROVAL OF MINUTES:**

Mr. Tilton reported staff had reviewed the July 10, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Mr. Chivaro indicated that the minutes reflected the State Treasurer and State Controllers were absent from Board meetings, when in fact they were not needed for a quorum since there were no bond items on the agenda. It was so noted.

**Hearing no further objections, the corrected minutes of July 10, 1998 were unanimously approved.**

### **BOND ISSUES:**

Mr. Tilton reported that there was one bond item, but before the item was taken up Ms. Cathy Van Aken from the Attorney General's Office would give a short overview of the Jarvis case.

Ms. Van Aken reported on what decisions the Supreme Court had made and gave a brief overview of the case.

Mr. Tilton reported that a correction to the Bond Item needed to be read into the minutes. Section #2 reads "Approve the form of and authorize the execution of the Construction Agreement between the Departments of Health Services, etc.". It should have read: "Approve the form of and authorize the execution of the Construction Agreement between the Departments of Emergency Services, etc."

Mr. Tilton noted that the bond item was for Interim Financing for the Office of Emergency Services.

**A motion was made by Mr. Chivaro and seconded by Mr. Maddy to approve Agenda Item #1 of the bonds calendar. The motion was unanimously adopted by a 4-0 vote.**

### **CONSENT CALENDAR:**

Mr. Tilton noted that the consent calendar included Items #2 through #6.

Mr. Tilton indicated that the consent calendar proposed three requests for site selection and acquisition, two requests to approve the use of Inmate Day Labor, and three requests for approval of preliminary plans.

Mr. Tilton noted that staff recommends approval of the consent calendar, Items #2 through #6.

**A motion was made by Mr. Olsen and seconded by Mr. Dezember to adopt the consent calendar to approve Agenda Items #2 through #6. The motion was unanimously approved by a 2-0 vote.**

### **ACTION ITEMS:**

Mr. Tilton reported that there were no action items.

**REPORTABLES:**

Mr. Tilton indicated there were six reportables.

**OTHER BUSINESS:**

Mr. Tilton reported that there were no items of other business.

**NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is scheduled for September 11, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 3:40 p.m.

## **BOND ITEMS**

### **BOND – ITEM 1**

#### **OFFICE OF EMERGENCY SERVICES (0690) HEADQUARTERS AND STATE OPERATIONS CENTER, SACRAMENTO**

*Authority: Chapter /98, Item 0690-301-0660*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Departments of Emergency Services, General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Departments of Emergency Services, General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Departments of Emergency Services, General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

|                                      |                     |
|--------------------------------------|---------------------|
| <b>Total Estimated Project Cost:</b> | <b>\$29,557,000</b> |
| <b>Working Drawing Cost:</b>         | <b>\$1,168,000</b>  |
| <b>Construction Cost:</b>            | <b>\$24,162,000</b> |

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 1

Office of Emergency Services, Headquarters and State Operations Center, Sacramento

#### Action Requested

**The requested action would authorize interim financing for the working drawing phase of the project to be repaid from the proceeds of the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The scope of the proposed project provides for construction of a 111,673 gsf headquarters and state operations facility. The project consists of an emergency operations center (43,051gsf), an office building (67,622gsf), and related site development.

#### Funding and Project Cost Verification

**This project is within cost.**

\$29,557,000    total estimate project cost  
0

\$4,227,000    previously allocated for acquisition (\$3,414,000) and preliminary plans (\$813,000)

\$25,330,000    to be allocated: working drawings \$1,168,000; construction \$24,162,000  
0                    (\$21,166,000 contracts, \$1,058,000 contingency, A&E \$1,270,000, other project costs \$668,000)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 24, 1997, the waiting period expired on August 22, 1997.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:

Approve working drawings:                    January 1999

Complete construction:                      May 2000

**Staff Recommendations:    Approve Resolution.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 2**

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF JUSTICE (0820)  
NORTH COAST CRIMINALISTICS LABORATORY  
HUMBOLDT COUNTY**

*Authority: Chapter /98, Item 0820-301-0001(4) 85.60.040*

**a. Authorize site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 2

Department of General Services, Department of Justice, North Coast Criminalistics Laboratory

#### Action Requested

**The requested action will authorize the fee title acquisition through exercise of a lease purchase option for approximately 10,235 gross square feet of office and laboratory space along with 24 parking spaces in the city of Eureka, California.**

#### Scope Description

**This acquisition is within scope.** The 1998 Budget Act includes \$1.5 million to exercise the lease purchase option for the acquisition of the Eureka North Coast Criminalistics Laboratory. These facilities have been in leasehold since 1990. The lease is due to expire in September, 2000. The property will be acquired free of all liens, encumbrances, assessments, easements (other than public utilities or roads), or other leases.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,500,000 total estimated project costs

#### CEQA

Notice of Exemption was filed with the State Clearinghouse on June 22, 1998, the waiting period expired on July 27, 1998.

#### Project Schedule

Escrow is required to close no later than October 1, 1998 per the lease purchase option clause.

#### Other

- The Department of General Services' staff appraiser has completed a market value review of this property and has determined that the option price is within fair market value.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

**Staff Recommendation: Approve site selection and acquisition.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 3**

**DEPARTMENT OF CORRECTIONS (5240)**

**MINOR CAPITAL OUTLAY PROJECTS**

Statewide

*Authority: (To be determined upon approval of the 1998/99 Budget Act)*

**a. Approve use of Inmate Day Labor per California Public Contract Code Section 10103.5**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 3

Department of Corrections, Statewide: Minor Capital Outlay Projects

#### Action requested

**The requested action will provide approval of the use of Inmate Day Labor (IDL) resources on the department's minor program.**

#### Scope Description

Pursuant to Public Contract Code Section 10103.5, the PWB must approve the use of inmate day labor when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The board's approval of this item will provide the Department with the authority to use IDL resources on any minor capital outlay project for the 1998/99 fiscal year.

#### Funding and Cost Verification

\$5,500,000 total amount to be allocated

#### CEQA

N/A

#### Project Schedules

**The project schedules are as follows:**

All projects will be in construction by June 30, 1999

**Staff Recommendation: Approve use of Inmate Day Labor.**

## CONSENT ITEMS

### CONSENT – ITEM 4

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA MEDICAL FACILITY, SOLANO COUNTY**  
Mental Health Intermediate Care Inpatient Facility

*Authority: (To be determined upon approval of Fiscal Year 1998-1999 Budget Act)*

- a. Approve preliminary plans**
- b. Approve use of Inmate Day Labor per California Public Contract Code Section 10103.5**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 4

Department of Corrections, California Medical Facility,  
Mental Health Intermediate Care Inpatient Facility

#### Action Requested

**The requested action will provide approval of preliminary plans and use Inmate Day Labor resources for construction.**

#### Scope Description

The project will convert the existing Day Treatment Program space to accommodate inpatient beds. Since inpatient care must be provided in facilities that are licensed by the Department of Health Services, this conversion will require physical plant modifications to meet licensure requirements related to both fire and life safety and program delivery.

The primary modifications entail converting the existing 13-bed dormitory to an administration area; installing replacement glazing at all corridor locations as needed; adding a new wall and door to create a storage room adjacent to the existing showers; converting three existing offices back to cells and an office to an exam room; and installing a fire alarm system.

Additionally, the California Department of Corrections (CDC) utilized “in-house” Architectural/Engineering staff to complete the preliminary plans. CDC intends to continue using its staff to prepare the working drawings, therefore, no design fees are requested at this time.

### Funding and Project Cost Verification

**This project is within cost.**

\$1,308,000 total estimated project cost

\$456,000 to be allocated for construction (\$426,000 contracts and \$30,000 contingency)

\$852,000 appropriation balance

### CEQA

CDC certifies that it has complied with the requirements of CEQA. A Notice of Exemption was filed on July 2, 1998, with the Office of Planning and Research.

### Project Schedule

**The project schedule is as follows:**

|                               |                |
|-------------------------------|----------------|
| Approve preliminary plans:    | August 1998    |
| Approve working drawings:     | September 1998 |
| Begin procurement activities: | September 1998 |
| Begin construction:           | February 1999  |
| Complete construction:        | July 1999      |

**Staff Recommendation:** Approve preliminary plans and approve use of Inmate Day Labor.

## **CONSENT ITEMS**

### **CONSENT – ITEM 5**

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN DIEGO CAMPUS, SAN DIEGO COUNTY**  
Basic Science Building Renovations

*Authority: Chapter /98, Item 6440-301-0574(8)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

University of California, San Diego, Basic Science Building Renovations

#### Action Requested

**This requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**The project is within scope.** This project will renovate 132,433 assignable square feet of the Basic Science Building's laboratory, office, classroom, public, and support areas by upgrading: building mechanical and electrical systems to comply with safety requirements and to support contemporary research efforts; updating facilities to meet current code requirements and respond to security issues; replacing the fire alarm system and providing additional sprinkler capacity; reconfiguring laboratories for sharing of equipment and specialized facilities; and upgrading classrooms (including auditorium), class laboratories, and office spaces.

#### Funding and Project Cost Verification

**The project is within cost.**

\$16,649,00      total estimated project cost  
0

\$765,000      previously allocated for preliminary plans (University funds)

\$15,884,00      to be allocated: working drawings \$935,000; construction \$14,949,000 (\$13,509,000  
0                    contracts, \$932,000 contingency, \$508,000 A&E) at CCCI 3722

#### CEQA

The University certifies that it has complied with the requirements of CEQA for this project.

#### Project Schedule

**The project schedule is as follows:**

|                           |            |
|---------------------------|------------|
| Approve working drawings: | July 1999  |
| Complete construction:    | March 2001 |

**Staff Recommendation:      Approve preliminary plans and release working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 6

**UNIVERSITY OF CALIFORNIA (6440)**

**DAVIS CAMPUS, YOLO COUNTY**

Plant and Environmental Sciences Replacement Facility

*Authority: Chapter /98, Item 6440-301-0574(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

University of California, Davis, Plant and Environmental Sciences Replacement Facility

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** This project will provide a replacement facility for the Plant and Environmental Sciences. The facility includes 73,154 asf of laboratories, laboratory support facilities, academic offices and administrative spaces for the Department of Agronomy & Range Science and the Department of Land, Air and Water Resources, replacing space in Hunt and Hoagland Halls that no longer can support contemporary science programs.

The building will be three story, steel frame structure clad with pre-cast concrete. The site is located in the block bounded by California Avenue, North Quad, Howard Way and Tennis Court Lane, adjacent to other buildings housing programs in the Division of Plant Sciences and the Division of Environment.

#### Funding and Project Cost Verification

**This project is within cost.** (Working drawings and construction costs are funded in the 1998 Budget Act.)

\$42,276,000    total estimated project cost

\$1,476,000    previously allocated for preliminary plans

\$40,800,000    to be allocated for: working drawings \$2,224,000 (\$1,850,000 State Funds, \$374,000 University Funds); construction \$38,356,000 (\$19,178,000 State Funds, \$19,178,000 University Funds) (\$35,178,000 contracts, \$1,690,000 contingency, \$1,488,000 A&E); equipment \$220,000 University Funds at CCCI 3722 and EPI 2485

#### CEQA

The University certifies that it has complied with the requirements of CEQA for this project.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:                      June 1999

Complete construction:                         May 2002

**Staff Recommendation:    Approve preliminary plans and release working drawing funds.**

## REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON  
Administrative Secretary